

Framingham Planning Board

Uniform Site Plan Review Application Package

Date of	Application: April 2, 2014
ningham Zoning By-Law	<i>/</i> :
☐ Major Site Plan Rev	view Section IV.I.2.b.
☐ Major Site Plan Rev	view Section IV.I.2.d.
	_
Note: all correspondence w	Il he forwarded to the project contact only
	ACTIVITIES SA REAL-POSTERIO
phone	: 617-951-7906
A 30319 for	
laxlax	:
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phone	508 416-2404
ngham, MA 01702 fax	508 929-3185
	precinct#: 7
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.lot(s)#	
f Boston	
t./ 27.71 acres	52,920 existing sq. ft./ 62,150 new
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for nonprofit educational the	erapeutic program for adolescents and ad
techniques to recover from obsity and mood disorders	debilitating neurobenavioral disorders, inc
	mingham Zoning By-Law Major Site Plan Rev Major Site Plan Rev Request Section IV.I.7. Note: all correspondence with phone GA 30319 fax phone fax phone gham, MA 01702 fax: #

Project Description:				
Brief description of project (attach additional pages as necessary): _	See Development Impact Statement			
Parking Information:				
Minimum number of parking spaces required (see Section IV.B.1.a. of	of the Zoning By-law): ⁸³			
Number of existing parking spaces:				
Number of additional parking spaces proposed:133 (including 13 handicapped spaces) plus 1 loading				
Method of calculating required number of off-street parking spaces to	•			
(include no. of employees, occupants, dwelling units, seating capacity, gross floor area, etc., a.	s applicable)			
Fiscal Information:				
Current assessed value of site: \$2,802,200 per Assessor				
Estimated value of project-related improvements: Approximately \$18 m	nillion to \$22 million			
Current total local tax revenue from site:\$0				
Estimated post-development local tax revenue: Exemption application	on will be filed			
Estimated number of project related jobs created: construction_				
, ,	rt time/ 150 FTE's			
Submission Requirements:				
The contents and scope for Minor Site Plan Review for Off-st	treet Parking Plan shall include the			
information listed in Section IV.I.5.a.1. through 16., Section IV.I.	5.g.(2) and Section IV.I.5.g.(5) of the			
Framingham Zoning By-Law. All plans shall be prepared by a reg	istered professional engineer, registered			
architect, and/or a registered landscape architect.				
2. The content and scope of an application for Major Site Plan Rev				
Section IV.I.5.a. 1 through 16, Section IV.I.5.g.(1) through (5) O				
plans shall be prepared by a registered professional engineer, reg	gistered architect, and/or a registered			
landscape architect.				
The above plans, reports and information must be submitted with th				
Law in order for your application to be deemed complete. Please ind submission requirements will not be provided.	icate below in writing it any of the			
Submission requirements will not be provided.				
Requested Waivers from Submission Requirements:				
Please submit written explanation with supporting documentation (if	applicable) for all Waivers requested with			
this application.				

Other Applicable Local, State and Federal Permits and Approvals:

Y	N	William Control of the Control of th		
X		The Building Commissioner has reviewed this application/plans? (Original written determination <u>must</u> be provided, form attached)		
	X	The lot is on a Scenic Road? (see Article VI, Section 10 of the Town of Framingham' General By-Laws) (If yes, The applicant must indicate if any repair, maintenance, reconstruction, paving work or other activities result in the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof. A Modification to a Scenic Road application may need to be filed.)		
	X	The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.?		
		The project involves alteration or demolition of buildings which are at least 50 years old? (If yes, the applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission in conformance with Article V. Section 17A. of the Town of Framingham' General By-Laws.) Internal renovations only		
	X	The lot is situated in an historic district? (see Article V. Section 5. of the Town of Framingham's General By-Laws)		
	X	The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? (see Article V. Section 18. of the Town of Framingham's General By-Laws.)		
	X	The project is located in a designated federal Floodplain Hazard Zone?		
	X	The project has received or will require a special permit(s) from the Zoning Board of Appeals? (Please attach a copy)		
	X	The Project has received or will require a variance(s) from the Zoning Board of Appeals? (Please attach a copy)		
	X	The Project will require a Street Opening Permit from the Board of Selectmen? Likely not		
	X	The Project will require a Massachusetts Highway Department Permit?		
X		The Project will require a Public Way Access Permit?		
		(see Article VI., Section 8. of the Town of Framingham's General By-Laws.)		
	X	The Project is subject to the Highway Overlay District Regulations IV.K.?		
	The Project is subject to the Mixed Use Regulations IV.N.?			
	The Project is subject to the Affordable Housing By-Law, IV.O.?			
	X	The Project is subject to the Automatic Carwash/Self-service Carwash, IV.J.?		
	X	The Project has received/apply for Wireless Communication Approval?		
	X	The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)?		
	X	The Project is a designated Brownfield Site and/or subject of a 21E Survey?		
	X	This Property was subject to a prior Permit(s) and/or Approval(s) issued by the Planning Board? (Please indicate permits and approvals)		
	X	This Application is subject to the Central Business Design Standards? (Article 17 of the Planning Board Administrative Rules and Regulations)		
Certification:				
The Planning Board is entitled to rely on this representation as being the full and complete statement of the				
applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.				
Signature of Applicant/Owner Date:				
Signature of Applicant (Non-Owner) Date: April 2, 2014				
		James D. Hanrahan for Applicant		

DEVELOPMENT IMPACT STATEMENT OF

WALDEN CENTER FOR EDUCATION AND RESEARCH, INC. FOR PROPERTY LOCATED AT 518 PLEASANT STREET, FRAMINGHAM

Owner: The Marist Fathers of Boston

Civil Engineer: Kelly Engineering Group, Inc. 0 Campanelli Drive Braintree, MA 02184 David N. Kelly, P.E. 781.843.4333 781.843.0028 - fax dkelly@kellyengineeringgroup.com	Counsel: Bowditch & Dewey, LLP 175 Crossing Boulevard, Suite 500 Framingham, MA 01702 James D. Hanrahan, Esq. 508.416.2404 508.929.3016 - fax jhanrahan@bowditch.com Katherine Garrahan, Esq. 508.416-2474 508.929.3185 - fax kgarrahan@bowditch.com
Landscape Architect: Birchwood Design Group 46 Dike Street Providence, RI 02909 Kris M. Bradner, Principal 401.383.4950 kbradner@birchwooddesigngroup.com	Building Architect: GMI Architects 45 Newbury Street Suite 503 Boston, MA 02116 Gary Graham FAIA 617.423.9399 x215 gg@gmiarchitects.com

James D. Hanrahan, Esq.

Katherine Garrahan, Esq. Bowditch & Dewey, LLP 175 Crossing Boulevard Framingham, MA 01702

This application ("Application") is submitted to the Framingham Planning Board by the Walden Center for Education and Research, Inc. ("Walden" or the "Applicant"), a Massachusetts not for profit corporation having a mailing address of 880 Main Street, Waltham, Massachusetts 02451 in connection with its redevelopment of property known as 518 Pleasant Street, Framingham (the "Property" or "Project Site"), as shown on the plan entitled "SITE DEVELOPMENT PLANS FOR 518 PLEASANT STREET, FRAMINGHAM, MA, MARCH 31, 2014", dated March 31, 2014, Sheets 1 through 9 prepared by Kelly Engineering Group, Inc. ("Site Plan"), and Sheet L.10 prepared by Birchwood Design Group.

The Property consists of approximately 28 acres located at 518 Pleasant Street, and has been owned and operated since the 1930's by The Marist Fathers of Boston, a religious corporation ("Marist"). The Applicant seeks to provide an educational campus on the Property for a nonprofit educational therapeutic program for adolescents and adults to learn strategies and techniques to recover from debilitating neurobehavioral disorders, including eating disorders, obesity and mood disorders. The use is more fully described in Section 1.C below.

Accordingly, and as further described in Section 1.B below, the Applicant proposes to redevelop the Property (collectively, the "Project") as shown on the Site Plan, utilizing the existing Marist House and Bishop's Hall (together including about 52,920 square feet of floor area), and four (4) new structures (collectively totaling 62,150 square feet of floor area), for a total of about 115,070 square feet of floor area on the approximately 28 acre site. The existing and proposed structures on the Property ("Structures") are further defined on the architect's renderings and photographs prepared by GMI Architects (collectively, the "Renderings"), submitted with the Application. Planned work on the Marist House and Bishop's Hall buildings will maintain the existing buildings' architecture and footprints, and provide extensive interior upgrades and renovations which will include bringing both buildings into compliance with Architectural Barrier Board and Americans with Disabilities Act ("ADA") requirements. The Applicant intends to add the four (4) additional structures on the Property as shown on Site Plan as follows: (i) a one (1) story building with an approximately 12,450 square foot footprint ("West Pavilion"); (ii) a two-story building with a 6,025 square foot footprint containing 11,050 square feet of floor area ("East Pavilion"); (iii) a two (2) story building with a 13,125 square foot footprint, containing 26,250 square feet of floor area (the "Walden Center for Education and

Research Building" or "WCER Building"); and (iv) a two (2) story building with a 6,200 square foot footprint containing about 12,400 square feet of floor area ("Aftercare Building"). As shown on Layout Exhibit (Sheet 2) of the Site Plan, the Applicant intends to increase the number of off-street parking spaces consistent with requirements of the Framingham Zoning By-Law ("By-Law") and to service the project needs, and modify the existing driveways to provide better access and increased safety for pedestrians and vehicles. The Applicant also proposes adding internal walking paths connecting to driveways and existing walkways.

As detailed in Section 1.D below, prior to filing this Application, the Applicant received a written determination from the Framingham Building Inspector that the Project is entitled to the protections of Massachusetts General Laws, Chapter 40 A, Section 3 (the "Dover Amendment") and except for site plan review in accordance with Section IV.I. of the By-Law, as limited by Section 19 of the Town of Framingham Planning Board Rules & Regulations, no further zoning approvals are required for the Project. Accordingly, this Application is before the Town of Framingham ("Framingham") Planning Board for Site Plan review pursuant to Section IV.I of the By-Law for the Project.

1. PROJECT SUMMARY

A. Existing Conditions and Site History

The Property is located in an "R-3" Single Residence Zoning District ("R-3 District") which district requires a minimum of 20,000 square foot lots. The Property has frontage on both Pleasant Street and Temple Street in Framingham, and is also located along property of the Commonwealth of Massachusetts which contains the Massachusetts Turnpike (westbound). The western boundary of the Property abuts single family residences located on Royal Meadow and King's Row Lanes. Since 1937, the Property has been owned and operated by Marist, first for many years as a Roman Catholic religious seminary, and later until 2011 as a spiritual retreat center.

According to the Site Plan and the Renderings, the Property currently contains the following improvements and features: (i) a four story approximately 44,370 square feet brick building ("Marist House"); (ii) a two-story approximately 8,550 square feet structure ("Bishop's Hall"); (iii) two (2) bituminous concrete driveways onto Pleasant Street, the easternmost of